



DISTRICT 7 PLAN IMPLEMENTATION COMMITTEE

MEETING ACTION AGENDA/MINUTES

MEETING

MONDAY, April 12, 2010 -- 5:30 P.M.

Room 2120, Second Floor, Fresno City Hall

2600 Fresno Street, Fresno CA 93721-3604

AGENDA

1. ROLL CALL

This meeting was called to order by Clint Olivier at 5:30PM

Present: Olivier, Deniz, Korotie, Maul, Nelson, Ruiz

Absent: Bozner, Barnes, Fitak, Jones

Staff: Fae Giffon (Council District 7)

1. APPROVAL OF AGENDA AND MINUTES

a. Agenda for April 12, 2010

Motion to approve made by Maul, Second by Nelson.

Approve-All

Disapprove-None

Absent-Bozner, Barnes, Fitak, Jones

b. Minutes for March 1, 2010

Motion to approve by Olivier, Second by Nelson. Motion carries.

Approve-All

Disapprove-None

Absent-Bozner, Barnes, Fitak, Jones

2. PROJECT REVIEW – CONTINUED ITEMS

a.

Site Plan Review Application No. S-10-008 was filed as a major amendment by Bedros Darkjian or Darkjian Associates on behalf of Mira Vista Park LLC and pertains to approximately 1.01 acres of property located on the east side of North Blackstone Avenue between East San Jose and East Barstow Avenues. The applicant proposes the construction of a 4,175 square foot building addition to the American Tire Depot. The building addition will consist of 5 repair bays and an auto-related storage area. Also proposed is the conversion of 1,363 square feet of the existing office building to a sales area. The property is zoned C-6 (*Heavy Commercial*).

Olivier read project discription and called for public comment. Lance Rice, business owner, and Elias Saliba, architect, spoke to the committee about the project. Lance Rice explained the business and how they would like to change the parking. He stated he has never been cited by

the City for this issue. He has however been using questionable areas for parking and has been getting tickets for that. He feels that this will present a more permanent solution to the problem. Olivier asked who is calling code to report them. Lance Rice thought that another car dealership in the area is. Giffen agreed saying in her experience most code cases are complaint driven. Lance Rice also discussed some of his security problems with parking in other areas. Korotie pointed out a thoroughfare on the parking lot and asked if that could be used for parking. Lance Rice said the easement could not be blocked. Korotie asked if there is any rule to stop someone from parking in the lot from going to any of the businesses they like. Lance Rice said no. Lance Rice also said the lot will remain flat pavement and he has not gone to plan check yet. Ruiz felt there was some confusion over the materials. Giffen said there was and that this item had originally been miss titled.

Motion to approve made by Deniz, seconded by Korotie. Motion carries.

Approve-All

Disapprove-None

Absent-Bozner, Barnes, Fitak, Jones

3. PROJECT REVIEW – NEW ITEMS

a.

Site Plan Review Application No. S-10-017 was filed as a minor amendment by Mike DeAlba of DeAlba and Associates, on behalf of Jimmie Flowers, and pertains to 0.56 acre of property located on the north side of East White Avenue between North Maple and North Backer Avenues. The applicant requests authorization for city permitting of an existing Flowers Cabinet Shop canopy roof structure built in the mid-1970s when the property was under the County of Fresno jurisdiction. The property is zoned M-1 (*Light Manufacturing zoning*).

Olivier read project description. Korotie was not sure if the new roof would be up to code. Deniz felt the first roof was probably not up to code. Korotie wondered if the City just wants the permit fee. Giffen said that the City does have budget issues and probably cannot be very flexible about fees and that code is going through a backlog of cases.

Motion to approve made by Nelson, seconded by Deniz. Motion carries.

Approve-all

Disapprove-none

Absent-Bozner, Barnes, Fitak, Jones

b.

Conditional Use Permit Application No. C-10-076 was filed as a major amendment by Dave Street of Perkowitz+Ruth Architects and pertains to a 0.81-acre L-shaped property located west and north of the northwest corner of North First Street and East Shields Avenue. The applicant proposes to construct a 5-pump inline fuel center within an existing shopping center. The fuel center will be operated by the FoodsCo No. 339 market. The fuel center will have a single attendant kiosk operating from 7 a.m. to 11 p.m. When the attendant is not on duty, there will be an automated pay at the pump system. The property is zoned C-2 (*Community Shopping Center*).

Olivier read project description. Maul asked if a gas station can be in a C-2 zone. Ruiz has parking concerns. Nelson had concerns about trees. Olivier liked the look of the artist conception. Ruiz felt it would be a good addition of sales tax and pointed out where they would be replanting trees.

Motion to approve made by Deniz, seconded by Maul. Motion carries.
Approve-all
Disapprove-none
Absent-Bozner, Barnes, Fitak, Jones

C.

Conditional Use Permit Application No. C-10-078 was filed as a major revised exhibit by Mildred Wright-Pearson of the American Legion Post 509 Hall and pertains to 2.0 acres of property located on the southwest corner of North First Street and East Dayton Avenue. The applicant requests authorization to serve alcoholic beverages in the outdoor fenced areas (patios, porches, and walkway) of the American Legion Post 509 Hall. The Hall has a State of California Alcoholic Beverage Control license Type 51 and 52 (*Club/Veteran's Club – sale of beer, wine, and distilled spirits to members and guests only*). The property is in the C-P (*Administrative and Professional Office*) zone district.

Olivier told the committee he is a member of Post 509 and wanted to disclose this but was not sure if he needed to abstain from the item. Giffen's opinion was that since the committee's decisions are not legally binding he probably would not have to abstain but that full disclosure was a good idea. Giffen then asked Olivier if he was abstaining. Olivier said no and he would just make the disclosure. Korotie felt it was a good group and discussed the outdoor dining. Nelson said that she thought the location looked nice.

Motion to approve made by Korotie, seconded by Ruiz. Motion carries.
Approve-all
Disapprove-none
Absent-Bozner, Barnes, Fitak, Jones

4. COMMITTEE COMMENTS

Korotie stated that she was very pleased that a business owner came to speak to the committee. Giffen stated she would be happy to invite other business members to come and speak.

5. PUBLIC COMMENTS

6. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

7. ADJOURNMENT

Motion to adjourn made by Olivier, seconded by Deniz. Motion carries
Approve-all
Disapprove-none
Absent-Bozner, Barnes, Fitak, Jones